

C14.

Communication

CW(PM) – November 6, 2024

Item No. 6

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Major Mac and Weston
Date: Monday, October 21, 2024 8:32:15 AM

-----Original Message-----

From: Mia Ono [REDACTED]
Sent: Saturday, October 19, 2024 3:23 PM
To: Clerks@vaughan.ca
Subject: [External] Major Mac and Weston

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This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

I am writing to express my opposition to the proposed construction of a 10-storey and 5-storey building in our neighborhood. I believe it is essential to consider the potential negative impacts this project may have on our community, supported by relevant Canadian statistics.

Firstly, a study by the Canada Mortgage and Housing Corporation (CMHC) indicates that higher-density developments can lead to increased traffic congestion. For instance, a typical multi-unit residential building can generate approximately 2.5 trips per unit per day. If the proposed building contains 428 units, this could result in an additional 1070 vehicle trips daily, exacerbating traffic issues in our area and this does not even include the traffic brought with the commercial use.

Moreover, evidence suggests that such developments can affect local property values. Research conducted by the Canadian Real Estate Association (CREA) has shown that properties located within close proximity to high-rise buildings can see a decline in value by as much as 10-15%. This decline poses a significant risk to homeowners who depend on their property values for financial stability. Are you prepared to lower property taxes to residents in the area to compensate for their deteriorating property value?!

Infrastructure concerns also need addressing. According to the Ontario Ministry of Education, many schools in our region are already operating above 85% capacity. Adding new residents through this development could lead to overcrowded classrooms, which negatively impacts educational outcomes, as highlighted in a report from the Canadian Council on Learning.

Lastly, the importance of green spaces cannot be overstated. The Parks and Recreation Ontario report indicates that access to parks improves community health and well-being. A building of this height could overshadow and limit access to our neighborhood parks, detracting from the quality of life for current and future residents.

Given these considerations and statistics, I urge the City Council to carefully reconsider the implications of this proposed development. A more thoughtful approach to growth that prioritizes community needs and infrastructure

sustainability would greatly benefit our neighborhood.

Ask yourselves-would you honestly want this project in your backyard? If you can truly answer this with a 'yes' then you know exactly where to put it-in your neighborhood. LEAVE OUR NEIGHBORHOOD ALONE.

Thank you for your attention to this critical matter.

Mia